

Description of Conditions being Submitted for Approval

Below is a description of the 3 conditions which we are seeking to discharge at the moment. The italicised section is the original condition description and below each is an outlined of what is proposed or link to a drawing.

6 *Before the development commences, details of the proposed 36 cycle parking spaces and storage facility shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new extensions and thereafter permanently retained thereafter.*
Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

These are highlighted on the attached SK130729A and in the attached landscape architect's information.

7 *No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*
Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

This is shown on the attached landscape architect's information. If you have any queries regarding this information please feel free to contact the landscape architect Katy Staton (katystaton@btinternet.com 077 4070 2756) or myself.

10 *Prior to the commencement of development, details showing the precise locations, specifications and design of bat/bird bricks shall be submitted to and approved in writing by the local planning authority. The bricks shall be installed in accordance with the approved details prior to the occupation of the development and thereafter retained.*
Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

The locations are shown on the attached SK130729B. The type are Schwegler (www.schwegler-natur.de) an even mix of Type 24 and 25a. They are made of woodcrete and are to be built into wall cavity construction and covered with brick slips so that only the hole remains visible. The removable hole is to be fixed in place with silicone as the manufacturer's recommendations.